

025.0

0006

0024.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
887,500 / 887,500
887,500 / 887,500
887,500 / 887,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
43		WINDSOR ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: WEI IRVINE W	
Owner 2: WEI RITA C	
Owner 3:	

Street 1: 21 FAIRBANKS ROAD	
Street 2:	

Twn/City: LEXINGTON	
St/Prov: MA	Cntry:
Postal: 02421	Type:

PREVIOUS OWNER
Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov:
Postal:

NARRATIVE DESCRIPTION			
This parcel contains 5,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1913, having primarily Aluminum Exterior and 2276 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrrms.			

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)						
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type
104	Two Family		5000		Sq. Ft.	Site

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
104	5000.000	425,900	5,600	456,000	887,500			17243
Total Card	0.115	425,900	5,600	456,000	887,500	Entered Lot Size		
Total Parcel	0.115	425,900	5,600	456,000	887,500	Total Land:		
Source:	Market Adj Cost		Total Value per SQ unit /Card:	389.94	/Parcel: 389.9	Land Unit Type:		

PREVIOUS ASSESSMENT

Parcel ID 025.0-0006-0024.0									
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes Date
2020	104	FV	426,000	5600	5,000.	456,000	887,600	887,600	Year End Roll 12/18/2019
2019	104	FV	330,600	5700	5,000.	484,500	820,800	820,800	Year End Roll 1/3/2019
2018	104	FV	330,600	5700	5,000.	353,400	689,700	689,700	Year End Roll 12/20/2017
2017	104	FV	309,800	5100	5,000.	307,800	622,700	622,700	Year End Roll 1/3/2017
2016	104	FV	309,800	5100	5,000.	262,200	577,100	577,100	Year End 1/4/2016
2015	104	FV	275,600	5100	5,000.	256,500	537,200	537,200	Year End Roll 12/11/2014
2014	104	FV	275,600	5100	5,000.	210,900	491,600	491,600	Year End Roll 12/16/2013
2013	104	FV	286,900	5100	5,000.	200,600	492,600	492,600	12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
EVERGREEN RLTY	24113-12		12/30/1993			1	No	No	F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descr	Comment
6/15/2009	484	Re-Roof	10,500					

ACTIVITY INFORMATION

Date	Result	By	Name
7/29/2017	MEAS&NOTICE	HS	Hanne S
1/14/2009	Meas/Inspect	189	PATRIOT
10/29/1999	Inspected	264	PATRIOT
10/11/1999	Measured	264	PATRIOT
8/13/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA _____



!2108!

PRINT

Date

Time

12/10/20

17:36:06

LAST REV

Date

Time

08/07/17

10:09:30

apro

2108

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type:	13 - Multi-Garden			Full Bath:	2	Rating:	Average	SINK IN BMT.								5	OFFP	OFFP 18	8
Sty Ht:	2A - 2 Sty +Attic			A Bath:		Rating:										(90')			
(Liv) Units:	2	Total:	2	3/4 Bath:		Rating:													16
Foundation:	2 - Conc. Block			A 3QBth:		Rating:													
Frame:	1 - Wood			1/2 Bath:		Rating:													
Prime Wall:	3 - Aluminum			A HBth:		Rating:													
Sec Wall:		%		OthrFix:	1	Rating:	Average												
Roof Struct:	1 - Gable			OTHER FEATURES															
Roof Cover:	1 - Asphalt Shgl			Kits:	2	Rating:	Average												
Color:	GREY			A Kits:		Rating:													
View / Desir:				Frl:		Rating:													
GENERAL INFORMATION				WSFlue:		Rating:													
Grade:	C - Average			CONDOS INFORMATION															
Year Blt:	1913	Eff Yr Blt:		Location:															
Alt LUC:		Alt %:		Total Units:															
Jurisdict:		Fact:	.	Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING								RES BREAKDOWN			
Avg Ht/FL:	STD			Phys Cond:	AV - Average	31.	%	Exterior:		No Unit	RMS	BRS	FL						
Prim Int Wall:	2 - Plaster			Functional:				Interior:		2	5	2							
Sec Int Wall:		%		Economic:				Additions:											
Partition:	T - Typical			Special:				Kitchen:											
Prim Floors:	3 - Hardwood			Override:				Baths:											
Sec Floors:		%		Total:	31	%		Plumbing:											
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:											
Subfloor:				Basic \$ / SQ:	170.00			Heating:											
Bsmnt Gar:				Size Adj.:	1.11133564			General:											
Electric:	3 - Typical			Const Adj.:	0.98000199														
Insulation:	2 - Typical			Adj \$ / SQ:	185.149														
Int vs Ext:	S			Other Features:	103500														
Heat Fuel:	2 - Gas			Grade Factor:	1.00														
Heat Type:	5 - Steam			NBHD Inf:	1.00000000														
# Heat Sys:	2			NBHD Mod:															
% Heated:	100	% AC:		LUC Factor:	1.00														
Solar HW:	NO	Central Vac:	NO	Adj Total:	617186														
% Com Wall:		% Sprinkled:		Depreciation:	191328														
				Depreciated Total:	425958														
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS				PARCEL ID								IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
3	Garage	D	Y	1	20X20	A	AV	1913	21.25	T	40	104			5,100		5,100		
19	Patio	D	Y	1	10X12	A	AV	2000	5.38	T	15.2	104			500		500		
More: N	Total Yard Items:	5,600		Total Special Features:					Total:	5,600									